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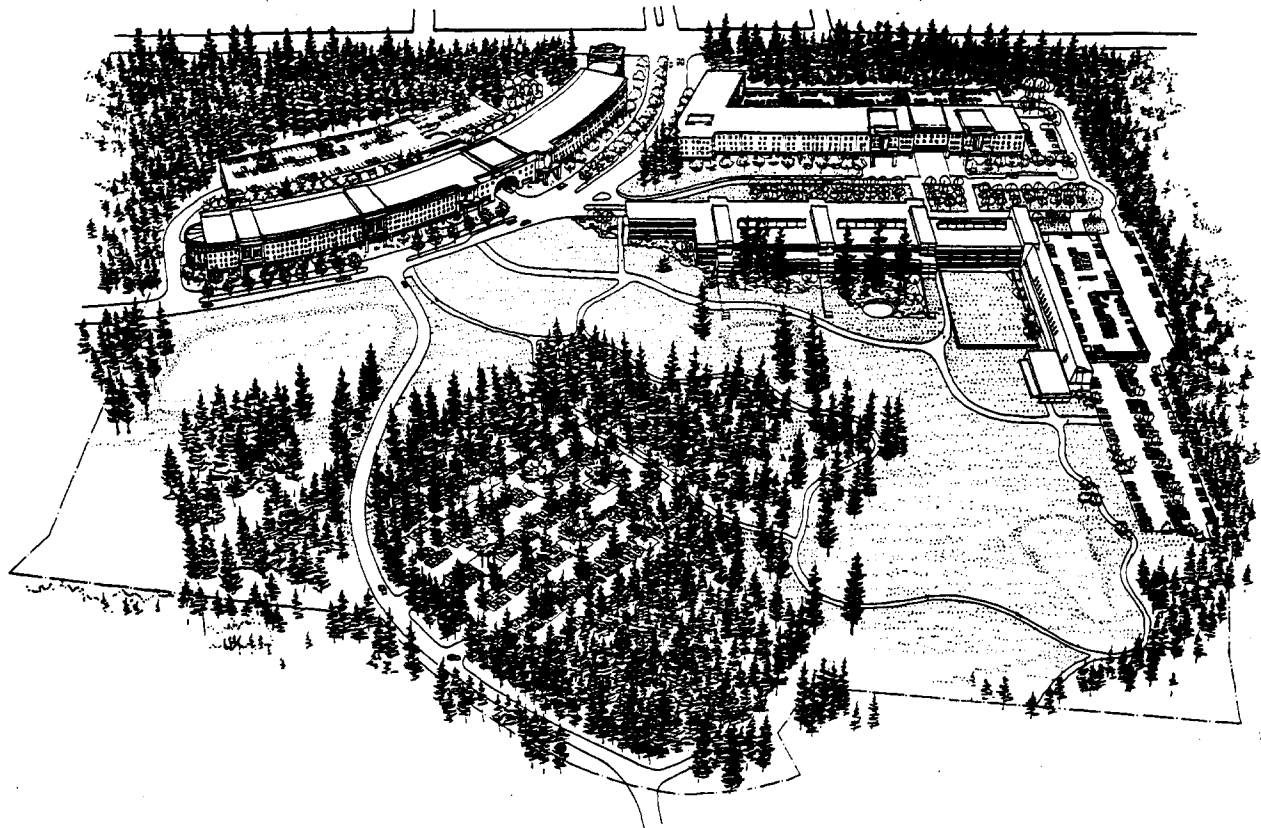
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Plan Summary

"We recognize the value of conserving our wooded environment for our Saint Martin's community and for the community at large . . . not all people are afforded the opportunity to live and to work in such an environment of . . . woods and meadow which provides for quiet, solitude and nourishment for the soul."

Reflections of Boniface V. Lazzari, O.S.B.
Saint Martin's Abbey
Lacey, Washington
X.89 & III.92



Lacey Campus Master Plan

Plan Summary

The Lacey Campus plan carries forward the goals and principles of the 1991 Master Plan for the Capitol of the State of Washington. The Master Plan proposes that long-range development of state government facilities be distributed among three interconnected centers: Olympia, Tumwater, and Lacey. The Lacey Campus plan responds effectively to the state's development goals. The plan fulfills the exceptional potential of the Lacey site to represent the Evergreen state with rolling meadows set against tall stands of Douglas fir trees. It provides a compact development scheme with office space for the targeted employment level while preserving key features of the predominantly natural site and establishing a harmonious relationship with the neighboring community. This is achieved through a concentration of buildings and parking structures close to the existing access arterial north of the site, preserving much of the heavily wooded southern portion of the property.

This report documents a plan for a 21st century workplace. It follows two principles:

- To provide for an efficient and distinguished center of state government.
- To respect key elements of existing woods and meadows, as intrinsic components of the Lacey Campus and as natural buffers for both the state and Saint Martin's Abbey.

The city of Lacey, Saint Martin's Abbey, and other interested parties have actively participated in the planning process. Their involvement assured the compatibility of the campus with street and transportation systems, various public services and Saint Martin's goals for a neighbor respectful of key natural features as well as the sequestered life-style of the Abbey and College.

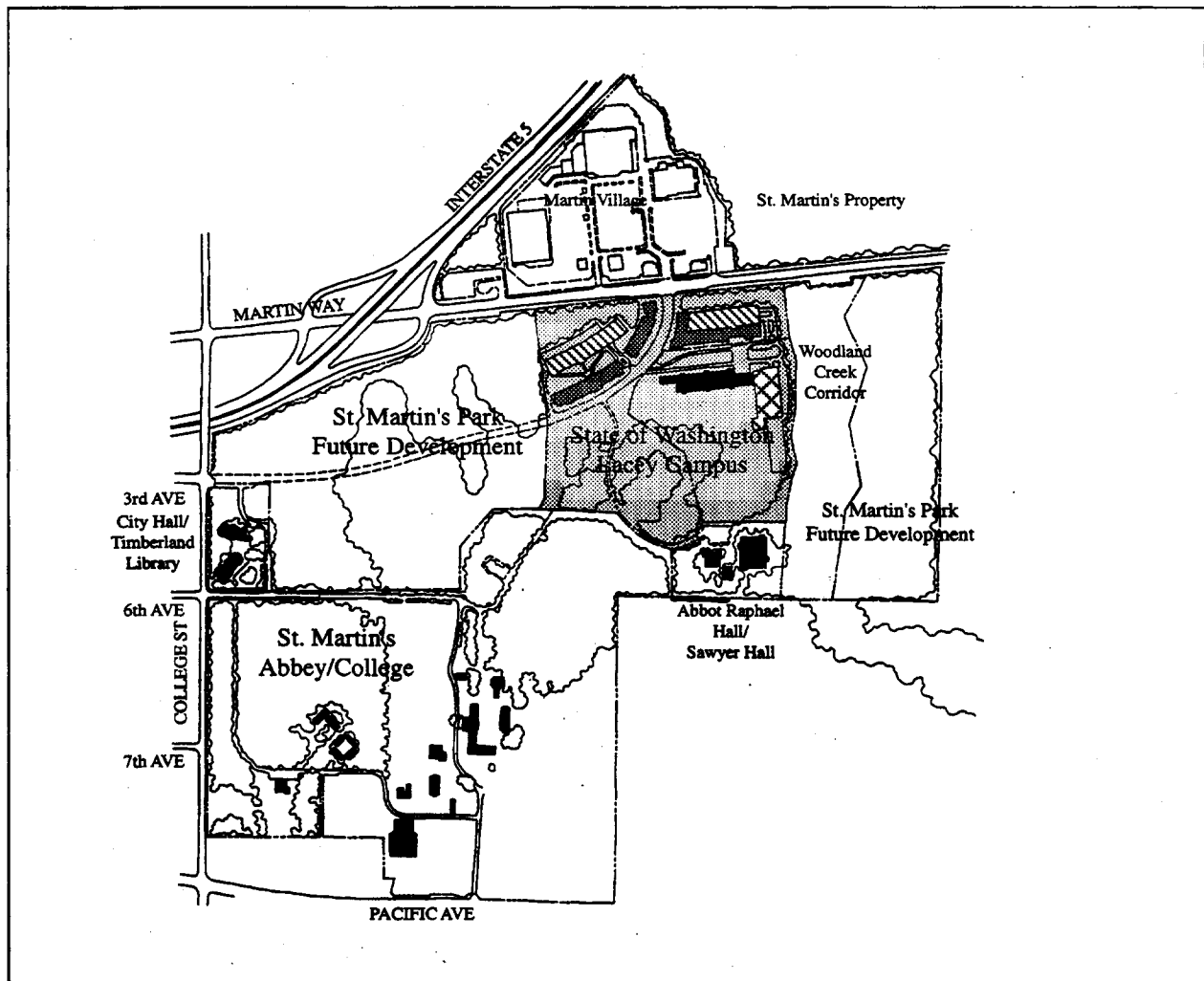
The Process

The process for development of the Lacey Campus plan grew from both the nature of the site and the unique roles of the planning "partners." The planning partners included:

- **Department of General Administration:** This state department is the project owner for the Lacey campus.
- **Department of Ecology (DOE):** The Ecology Headquarters building is the first, east-central component of the Lacey campus.
- **City of Lacey:** The project must conform with the city's land use, environmental regulations and street standards, and must coordinate with Lacey's utility and public services infrastructure.
- **Saint Martin's Abbey:** The Abbey represents the neighboring Saint Martin's Abbey and College and administers site covenants including design guidelines for state campus development.
- **Intercity Transit:** This agency operates public transportation services in and between Lacey, Olympia and Tumwater.

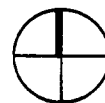
Other interested agencies and groups participated in the process as it developed. They included civic and environmental groups and business and neighborhood representatives.

The process began with a Communications Plan, designed to initiate and maintain discussion with all interested parties throughout the planning effort. Those contacts included presentations to community groups, one-on-one meetings, and two major workshops. Each workshop lasted several days, with a format allowing those attending to participate at several points during the sessions. The workshops provided the setting for extended discussions among the design team, planning partners, interested individuals and groups.









The Setting and the Site

St. Martin's Vicinity



500 ft 1500 ft 2500 ft

-  Lacey Campus
-  Existing Building
-  Proposed Campus Building
-  Existing Parking Structure
-  Proposed Campus Parking Structure
-  Other Proposed Building

The Setting

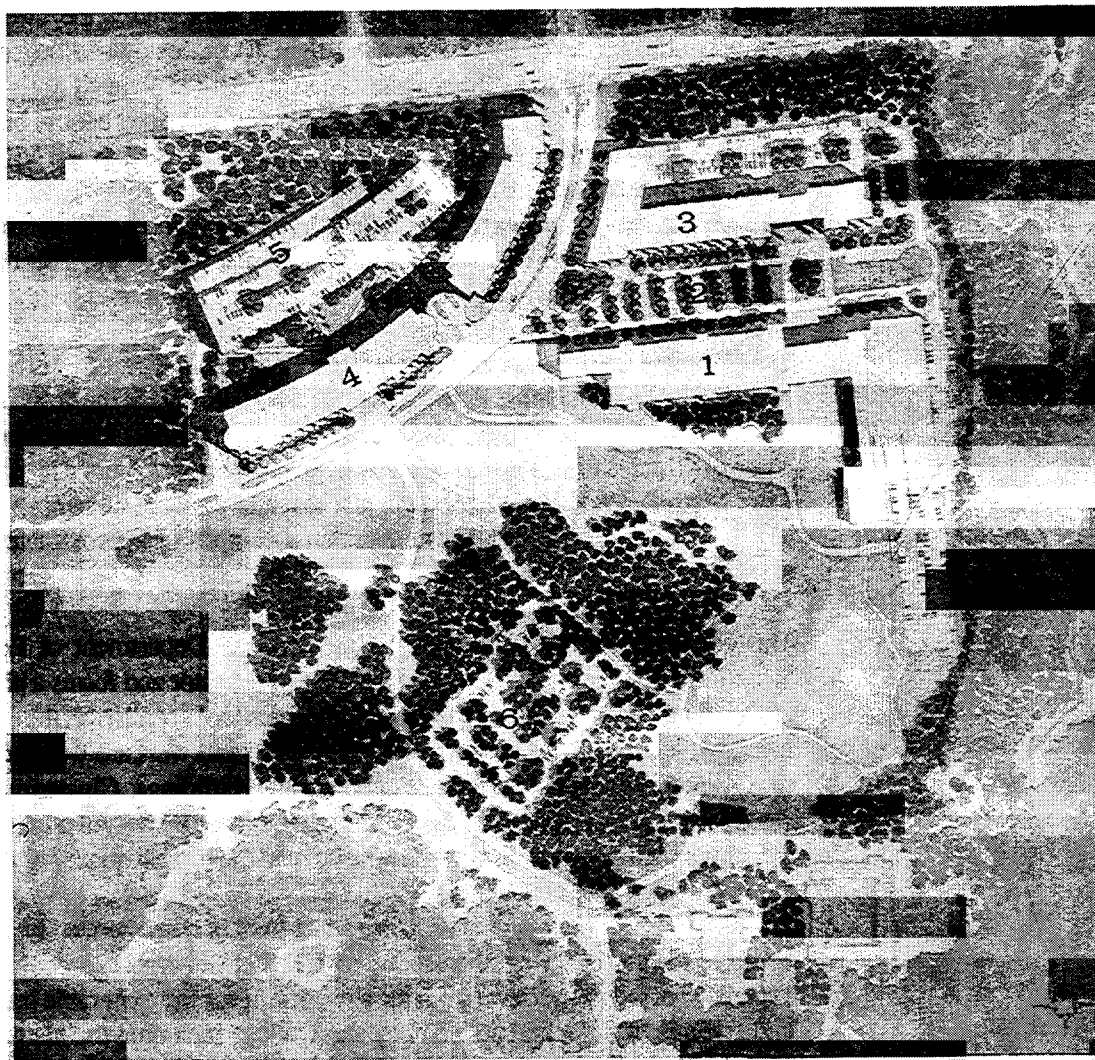
The Lacey campus is situated in Saint Martin's Park, and is the first major component to be developed in the more than 200 acres owned or formerly owned by Saint Martin's Abbey. Saint Martin's Park is planned for business development as it forms the eastern edge of Lacey's planned central business district. To the north of the campus, across Martin Way, is Martin Village, a shopping center of approximately 37 acres. The western-most area of the Park is Lacey's civic complex which includes City Hall and the Lacey Timberland Library. Saint Martin's Park is destined to be an important employment center, close to the commercial and municipal amenities of downtown Lacey.

The Site

The 67.5-acre Lacey campus is to be built on a site obtained from Saint Martin's Abbey in two acquisitions: a purchase of 27.5 acres to enable the development of the Department of Ecology Headquarters building and a subsequent purchase of 40 acres to establish the campus. The Abbey has retained land within Saint Martin's Park for development just east and west of the campus. Saint Martin's Abbey and College also maintain a campus of approximately 170 acres south of Saint Martin's Park.

The first component of the Lacey campus is the Department of Ecology Headquarters building. It is located in the eastern sector and forms a physical anchor for the campus. The Ecology Headquarters looks south over the existing meadow, which will be preserved. To the north and west are wooded areas which are the future sites of the rest of the campus buildings. Clustering of the campus buildings generally in the northern portion of the site will preserve and enhance existing groves and meadows critical to the natural quality of the site.

The site and adjoining land of Saint Martin's Park is characterized by mature second-growth groves of fir trees, 80 to 100 feet in height, and contiguous expansive meadows. Views from the site encompass the venerable buildings and features of Saint Martin's Abbey and College including the historic Old Main Hall and the Abbey cemetery. Saint Martin's Abbey, established in 1895, is by far the oldest institution in the Lacey community.



The Lacey Campus Plan

Legend

1. Department of Ecology Headquarters Building
2. Parkway Mall
3. North Parkway Office Building
4. West Office Building
5. Parking Structures
6. On-Grade Parking

The Lacey Campus Plan

The Department of Ecology Headquarters building provides 323,000 gross square feet of office space for approximately 1,200 employees. Associated parking for 784 cars is provided with 500 stalls in a structured facility, and the balance in surface parking. To this, the campus plan adds approximately 680,000 gross square feet, bringing the total potential space to 1,000,000 gross square feet for approximately 4,000 employees. The plan allows up to 1,700 additional parking stalls, with 1360 stalls in parking structures and if needed, the balance at grade in the southwest area of the site largely hidden in a grove of trees.

The buildings will be predominantly office space, with the exception of approximately one percent of the total campus – a minimum of 10,000 square feet or more if feasible – for support services such as daycare, financial services and retail.

The campus is formed by three building groups:

- **Parkway Mall:** The “North Parkway building” is located north of the Ecology Headquarters building. The new building is three to four stories and provides 240,000 gross square feet of office space. Its associated parking structure, predominantly hidden below grade to the north, is two and one-half levels and holds 480 stalls. This new office building completes the Ecology arrival space defined as the “parkway.” An entry plaza provides pedestrian space and a north-south connection between the Ecology Headquarters building and the North building.
- **West Buildings:** Two crescent-shaped office buildings provide 440,000 gross square feet of office space. They extend from a gateway lobby at Martin Way sweeping southwest and fronting on the Desmond Drive/College Street connection. The buildings vary from five to six stories. This office block shapes the campus by:
 - providing closure to the parkway between the Ecology and North buildings;
 - providing a formal edge to the Desmond Drive/College Street connection; and
 - reestablishing the northerly edge of the meadow as it flows from adjacent westerly properties toward the east, opening up to the south of the Department of Ecology Headquarters building.
- **Northwest Court:** A formal space is created by the crescent shaped buildings and their associated two and one-half level parking structure at the northwest corner of the campus. The parking structure, terraced into the existing sloped topography, includes 880 stalls and encloses a protected court northwest of the offices. The court provides access to the parking structure along with protected, informal landscaped pedestrian areas.

Buildings are concentrated to encourage easy pedestrian connections within the complex with the benefit of preserving a substantial part of the natural setting. This will provide a priceless amenity for neighbors and an impressive and refreshing outlook for office workers and visitors to this headquarters complex.

It is possible to design a campus for 4,000 employees that is both efficient and aesthetically pleasing. Significant changes or future additions to the campus population, however, would jeopardize the efficiency and/or natural quality of the site. The Capitol Campus Design Advisory Committee has recommended additional land be acquired within Saint Martin's Park to preserve the natural qualities of the Park and increase the capacity of the campus.

A major goal of the Lacey plan is to minimize traffic impacts including substantial reductions in the use of single occupant vehicles consistent with goals of the Growth Management and Commuter Trip Reduction Acts. Public transit use is encouraged through emphasis on a pedestrian-friendly environment, bus routing to building transit lobbies, and direct access from buildings to local and regional transit routes on Martin Way. Shuttle service to the Olympia Capitol and Tumwater Satellite Campuses will continue to link the three campuses. Additionally, Intercity Transit plans to connect the Lacey campus with a transit center serving 11 bus routes just west of the campus, and potential shared parking facilities in the vicinity.

Development Guidelines

The Lacey plan conforms with the regulations of the city of Lacey and Saint Martin's Design Guidelines which govern site development under protective covenants. To shape the next phases of design, the plan sets forth principles and strategies for landscaping; design of vehicle, pedestrian and bikeway circulation; and building massing.

Implementation and Phasing

The plan permits a variety of implementation strategies, allowing the state flexibility in accommodating its needs. The North Parkway building can be built at any time, completing the parkway and entry courtyard in concert with the Ecology Headquarters building. The crescent buildings can be built incrementally or as a single project, depending on need. The parking garages can be built in linear increments, as needed.

Continued active participation by the key planning partners will contribute to implementation of the plan.